



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

Date: May 27, 2015
Case No.: 2011.1323E
Project Title: Jewish Home of San Francisco
302 Silver Avenue
Zoning: Residential – House, Two Family (RH-2)
50-X Height and Bulk District (50-X)
Block/Lot: 5952/002
Lot Size: 377,447 square feet
Project Sponsor: Jewish Home of San Francisco
Daniel Ruth, druth@jewishseniorlivinggroup.org
Staff Contact: Michael Jacinto – (415) 575-9033
michael.jacinto@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

To Whom It May Concern:

This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description: The proposed project would involve the demolition of the existing Main Building (including West and Infirmary Wings) on the Jewish Home campus and construction of two new buildings up to 78 feet tall containing a total of 210 “Residential Care Facility for the Elderly” (assisted living and memory care) dwelling units, as well as retail and support spaces. (Four other existing buildings on the site would remain.) The new buildings would front on Mission Street and Avalon Avenue, and a new vehicular entry court would be constructed from a proposed new driveway on Avalon Avenue at London Street. The project would also include implementation of medical care, and other wellness programs for a range of older adults—both Jewish Home residents and others—and their caregivers on a central location in the Jewish Home campus referred to hereafter as “The Square.” The Square would occupy a total of 45,100 square feet of space within existing and proposed buildings. On-site parking spaces would increase from the existing 166 to 224, and would be accommodated in an underground parking garage beneath the new buildings and in the existing at grade on-campus parking spaces. Vehicle access to the Jewish Home campus would be from both the Avalon Entry Court noted above and the existing Silver Avenue entrance; the existing Mission Street vehicle exit would be removed. The new buildings would provide new pedestrian access from Mission Street.

The project would require a number of approvals, including Planning Commission approval of a Conditional Use/Planned Unit Development, Zoning Map amendment to permit building heights of 65-80 feet on portions of the site where currently 50 feet is the limit, and Special Use District (SUD) that would amend various Planning Code controls at this site, including accommodating and clarifying the permitted scope of proposed new residential care facilities and supportive uses, such as use of certain services and programs by older adults not living on the property. The proposed project requires Board of Supervisors' approval of the Special Use District and Zoning Map amendment, amendment of the General Plan generalized bulk map, and a *General Plan* referral, among other approvals that could constitute the Planning Department project approval actions under Chapter 31 of the *San Francisco Administrative Code*.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco. If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Within 20 calendar days following publication of the PMND (i.e., by 5:00 p.m. on **June 17, 2015**), any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$547 check payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Sarah B. Jones, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$547.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on June 17, 2015.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 days from the date of publication of the PMND. In addition, in the absence of an appeal to the Planning Commission, there may be no further appeal rights to the Board of Supervisors.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.